

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 20, 2012**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava

ABSENT: Flores, Clancy

3. Approval of March 6, 2012 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2012058 CD (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3NA CD AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Batching Plant on Parcel 4 and Parcel 90, NCB 15686, 11939 Nacogdoches Road. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Oak Grove Estates Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, McNealy, Nava

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2012063 (Council District 9): A request for a change in zoning from "R-6 AHOD MLOD" Residential Single-Family Airport Hazard Overlay Military Lighting Overlay District, "MF-25 AHOD MLOD" Low Density Multi-Family Airport Hazard Overlay Military Lighting Overlay District "MF-33 AHOD MLOD" Multi-Family Airport Hazard Overlay Military Lighting Overlay District and "C-2 AHOD MLOD" Commercial Airport Hazard Overlay Military Lighting Overlay District to "MF-18 AHOD MLOD" Multi-Family Airport Hazard Overlay Military Lighting Overlay District on 29.594 acre tract of land out of NCB 16325, West Avenue. Staff recommends approval pending Master Plan Amendment.

Staff stated there were 30 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor and Bluffview at Camino Real Homeowner's Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, McNealy, Nava

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2012070 (Council District 1): A request for a change in zoning from "MF-33 H HS AHOD" Multi-Family Tobin Hill Historic Significant Airport Hazard Overlay District to "O-1 H HS AHOD" Office Tobin Hill Historic Significant Airport Hazard Overlay District on Lot 4 and the west 9.39 feet of Lot 5, Block 10, NCB 1750, 215 East Park Avenue. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Tobin Hill Community Association is not in opposition of proposed request. Staff mailed 11 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, McNealy, Nava

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2012072 HL (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "HL C-3 AHOD" Historic Landmark General Commercial Airport Hazard Overlay District on Lot 21, Block 3, NCB 2208, 235 Monclova Alley. Staff recommends approval base on the criteria for Historic Landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on February 1, 2012.

Staff stated there were 45 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, McNealy, Nava

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2012074 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD CD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Dental Lab on the south 132.5 feet of Lot 6, Block 59, NCB 7193, 1118 Fresno. Staff recommends approval.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, McNealy, Nava

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2012075 CD (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor Facility on 1.006 acres out of Lots 32 and 34, NCB 11880, 526 Everest Avenue. Staff recommends approval pending Plan Amendment.

Staff stated there were 19 notices mailed out to the surrounding property owners, 7 returned in opposition and 2 returned in favor.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, McNealy, Nava

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

10. **ZONING CASE NUMBER Z2012073 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on 4.433 acres out of NCB 11128, 331 West Buchanan Boulevard and 300 West Villaret Boulevard. Staff recommends denial of "C-NA" with an alternate recommendation of "R-4 CD" Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot.

Bobby Perez, representative, stated he would like to request a two week continuance to meet with the concerned citizens to address their concerns.

The following citizen(s) appeared to speak:

Louis Castillo, spoke in opposition.

Maria Gonzales, spoke in opposition.

Hector Gonzales, spoke in opposition.

Wilburn Day, spoke in opposition.

Domingo Maldonado, spoke in opposition.

Sergio Paredes, spoke in opposition.

Antonio Paredes, spoke in opposition.

Epi Gonzales, spoke in opposition.

Staff stated there were 18 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor. Staff mailed 36 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend a continuance until April 3, 2012.

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

11. Briefing and Presentation on Proposed Changes to City Code Chapter 13 Food and Food Handlers and Chapter 35 Unified Development Code Related to Mobile Food Vending Ordinance.

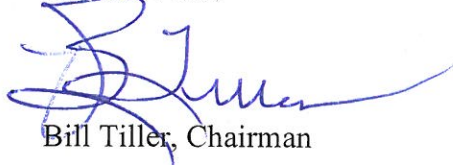
John Jacks, Assistant Director, presented proposed change to the Unified Development Code related to mobile food vending.

12. Briefing and Presentation on Proposed Changes to City Code Chapter 16, Article VII and the City Code Chapter 35 Unified Development Code Related to Salvage Yards and Metal Recycling Facilities.

Marc Castro, Director, Code Enforcement Services, presented proposed change to the Unified Development Code related to salvage yards and metal recycling facilities.

13. There being no further business, the meeting was adjourned at 2:32 p.m.

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary